File No. 526010053

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/10/06 10:35 2 pgs
Fees:13.00 Taxes:775.43

20060210-0016507

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,576.00

Angie McClanahan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: ~~September 16, 2009~~ 6-26-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Home Closings Title, LLC
216 Centerview Drive
Suite 139
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Alan Fisher	First Magnus Financial	181-01-0-B 134.00
(NAME) 7441 Tarmac Way	1000 North Mopac Suite 330	
(ADDRESS) Antioch, TN 37013	Austin, TX 78731	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, Yazdian Construction, Inc., a Tennessee Corporation, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Douglas Alan Fisher, a single person, HEREINAFTER CALLED THE GRANTEE(S), his HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot 25, on the Plan of Phases One, 2nd Addition to Sugar Valley, a RS10 Cluster Lot Subdivision, recorded in Instrument No. 20050105-0001853, Registers Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Yazdian Construction Inc. by deed from Sugar Valley, G.P., a Tennessee General Partnership dated July 29, 2005 and recorded on August 3, 2005 in Instrument No. 20050803-0091368, Register's Office for said County.

THIS conveyance is subject to Restrictive Covenants/Declaration of Covenants, Conditions and Restrictions of Sugar Valley 2nd addition of record in Book 10069, Page 14 and as made applicable in 20050106-0002201, Register's Office for Davidson County, Tennessee easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Subject property has not now nor ever been the principal residence of the Grantor.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 7441 Tarmac Way, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 3rd day of February, 2006.

Yazdian Construction Inc.

By:
Fred Yazdian, President

Attest:

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Fred Yazdian with whom I am personally acquainted and who upon his oth acknowledged himself to be the President of Yazdian Construction, Inc. the within named bargainer, a corporation, and that, Fred Yazdian as such President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by him as such President.

Witness my hand at office this 9th day of February, 2006.

Commission expires: September 16, 2009

Jai Kehew Notary Public

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 526010053
RETURN TO:
Home Closings Title, LLC
216 Centerview Drive
Suite 139
Brentwood, Tennessee 37027

ANCHOR TITLE, LLC
330 MALLORY STATION ROAD
Suite A1
FRANKLIN, TN 37067
615-224-9797